


Final Plat comment responses.pdf Markup Summary


Callout (19)

... OF THE CITY ENGINEER
(CONT.)
C HAZARD NOTE: THE FOLLOWING L
D BY GEOLOGIC HAZARDS. MITIGATI
D AREA CAN BE FOUND IN THE
C HAZARD STUDY COPPER CHASE #
COLORADO BY ENTECH ENGINEERN
JSP 22-002 AVAILABLE AT THE EL
ITY DEVELOPMENT DEPARTMENT.

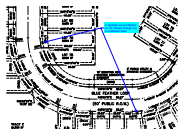
Subject: Callout
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 6/26/2023 1:38:06 PM
Status:
Color: 
Layer:
Space:


or SF 23-016



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:24:37 AM
Status:
Color: 
Layer:
Space:


"SF 23-016" added to plat note.



Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/27/2023 5:18:01 PM
Status:
Color: 
Layer:
Space:


2 separate curves labeled as C6. Please change one to a different label



Subject: Re: Callout
Page Label: Sheet 3 - As Replatted
Author: eyokom
Date: 7/13/2023 2:43:37 PM
Status:
Color: 
Layer:
Space:


Duplicate curve labels eliminated. Note that curve numbers have changed due to changes made to lots and tracts when areas within sight triangle/public improvement easements were added to the rights-of-ways.



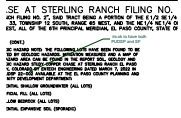
Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/27/2023 5:19:27 PM
Status:
Color: 
Layer:
Space:

Missing C5 in curve table. Please add



Subject: Re: Callout
Page Label: Sheet 3 - As Replatted
Author: eyokom
Date: 7/13/2023 2:42:24 PM
Status:
Color: 
Layer:
Space:

Missing curve information for "C5" added to the Curve Table. Note that curve numbers have changed due to changes made to lots and tracts when areas within sight triangle/public improvement easements were added to the rights-of-ways.



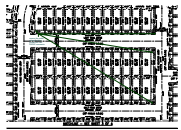
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:42:58 PM
Status:
Color: ■
Layer:
Space:

its ok to have both PUDSP and SF



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:25:01 AM
Status:
Color: ■
Layer:
Space:

"SF 23-016" added to plat note.



Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:49:46 PM
Status:
Color: ■
Layer:
Space:

remove the public sidewalks from private lots- see PUDSP comments



Subject: Re: Callout
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 7/13/2023 5:33:27 PM
Status:
Color: ■
Layer:
Space:

All public improvements have been "moved" from private property to public rights-of-way; portions of lots and tracts formerly within sight visibility/public improvement easements have been added to dedicated rights-of-way.



Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:51:06 PM
Status:
Color: ■
Layer:
Space:

this is a tract on the PUD; sidewalks need to be ROW not in lots



Subject: Re: Callout
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 6/29/2023 12:22:28 PM
Status:
Color: ■
Layer:
Space:

Sidewalk in this location adjacent to Blue Feather Loop is within the ROW; no tract is necessary here.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:57:18 PM
Status:
Color: ■
Layer:
Space:

is this District maintaining any tracts, retaining walls?



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/13/2023 5:27:59 PM
Status:
Color: ■
Layer:
Space:

All tracts will be owned and maintained by the HOA; the proposed retaining wall has been eliminated from the design.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:57:58 PM
Status:
Color: ■
Layer:
Space:

FAWWA



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/13/2023 5:25:56 PM
Status:
Color: ■
Layer:
Space:

References to Sterling Ranch Metropolitan District No. 1 in plat notes 21 and 22 changed to Falcon Area Water and Wastewater Authority.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:58:27 PM
Status:
Color: ■
Layer:
Space:

remove fences



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:11:53 AM
Status:
Color: ■
Layer:
Space:

Reference to fences removed from note.



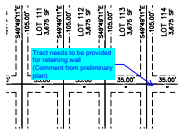
Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/28/2023 11:16:37 AM
Status:
Color: ■
Layer:
Space:

Deviation needed for tangent length between broken back curve (ECM 2.3.3.F.3). Min length for local roadways is 200'



Subject: Re: Callout
Page Label: Sheet 3 - As Replatted
Author: eyokom
Date: 6/29/2023 7:37:33 PM
Status:
Color: ■
Layer:
Space:

A deviation has been submitted with the Copper Chase PUD, SP-222.



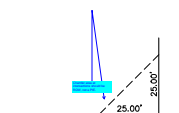
Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: CDurham
Date: 6/28/2023 11:17:58 AM
Status:
Color: ■
Layer:
Space:

Tract needs to be provided for retaining wall (Comment from preliminary plan)



Subject: Re: Callout
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 6/29/2023 12:06:03 PM
Status:
Color: ■
Layer:
Space:

Proposed retain wall has been eliminated, hence no tract will be needed.



Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/28/2023 11:18:50 AM
Status:
Color: ■
Layer:
Space:

Chamfer area at intersections should be ROW, not a PIE.



Subject: Re: Callout
Page Label: Sheet 3 - As Replatted
Author: eyokom
Date: 6/29/2023 7:35:48 PM
Status:
Color: ■
Layer:
Space:

Lots, tracts, and rights-of-way modified to eliminate public improvement easements at intersections.

NO.	DATE	DESCRIPTION	BY
1	6/28/2023	ISSUED FOR PERMIT	SDS
2	6/28/2023	ISSUED FOR PERMIT	SDS
3	6/28/2023	ISSUED FOR PERMIT	SDS
4	6/28/2023	ISSUED FOR PERMIT	SDS
5	6/28/2023	ISSUED FOR PERMIT	SDS
6	6/28/2023	ISSUED FOR PERMIT	SDS
7	6/28/2023	ISSUED FOR PERMIT	SDS
8	6/28/2023	ISSUED FOR PERMIT	SDS
9	6/28/2023	ISSUED FOR PERMIT	SDS
10	6/28/2023	ISSUED FOR PERMIT	SDS

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:05:37 PM
Status:
Color: ■
Layer:
Space:

is this detention pond to be maintained by District verses HOA



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 6/30/2023 10:00:46 AM
Status:
Color: ■
Layer:
Space:

There is not a detention pond located on the site.

NO.	DATE	DESCRIPTION	BY
1	6/28/2023	ISSUED FOR PERMIT	SDS
2	6/28/2023	ISSUED FOR PERMIT	SDS
3	6/28/2023	ISSUED FOR PERMIT	SDS
4	6/28/2023	ISSUED FOR PERMIT	SDS
5	6/28/2023	ISSUED FOR PERMIT	SDS
6	6/28/2023	ISSUED FOR PERMIT	SDS
7	6/28/2023	ISSUED FOR PERMIT	SDS
8	6/28/2023	ISSUED FOR PERMIT	SDS
9	6/28/2023	ISSUED FOR PERMIT	SDS
10	6/28/2023	ISSUED FOR PERMIT	SDS

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:07:30 PM
Status:
Color: ■
Layer:
Space:

identify the tracts that have sidewalks trails for use so it is clear to adj lots that a public trail will be provided by the developer



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:08:54 AM
Status:
Color: ■
Layer:
Space:

"Sidewalk" added as a use to all tracts except Tract C.

NO.	DATE	DESCRIPTION	BY
1	6/28/2023	ISSUED FOR PERMIT	SDS
2	6/28/2023	ISSUED FOR PERMIT	SDS
3	6/28/2023	ISSUED FOR PERMIT	SDS
4	6/28/2023	ISSUED FOR PERMIT	SDS
5	6/28/2023	ISSUED FOR PERMIT	SDS
6	6/28/2023	ISSUED FOR PERMIT	SDS
7	6/28/2023	ISSUED FOR PERMIT	SDS
8	6/28/2023	ISSUED FOR PERMIT	SDS
9	6/28/2023	ISSUED FOR PERMIT	SDS
10	6/28/2023	ISSUED FOR PERMIT	SDS

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:08:49 PM
Status:
Color: ■
Layer:
Space:

no basements are allowed (delete proposed this is the plat)



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:22:28 AM
Status:
Color: ■
Layer:
Space:

Basement restriction in the plat note reworded from "No basements below grade are proposed for this site" to "No basements are allowed for this site".



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:27:11 PM
Status:
Color: ■
Layer:
Space:

Add Trail



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:10:13 AM
Status:
Color: ■
Layer:
Space:

"TRAIL" added as track usage for all tracts except Tract C.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:29:30 PM
Status:
Color: ■
Layer:
Space:

identify th installer and maintenance entity for the required retaining wall



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:13:54 AM
Status:
Color: ■
Layer:
Space:

The retaining wall has been deleted from the plans and will therefore not require a plat note.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:30:05 PM
Status:
Color: ■
Layer:
Space:

to be maintained by the District (ties into storm system)



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/10/2023 9:17:09 AM
Status:
Color: ■
Layer:
Space:

Verbiage added to plat note.



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 3:43:33 PM
Status:
Color: ■
Layer:
Space:

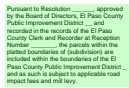
Add note identifying the plat is governed by the PUD zoning district , PCD file No _____ as recorded at _____



Subject: Re: Callout
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/13/2023 2:35:26 PM
Status:
Color: ■
Layer:
Space:

New plat note 27 added.

PID (1)



Subject: PID
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:03:47 PM
Status:
Color: ■
Layer:
Space:

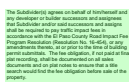
Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _ and as such is subject to applicable road impact fees and mill levy.



Subject: Re: PID
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/13/2023 2:34:25 PM
Status:
Color: ■
Layer:
Space:

Verbiage added as new plat note 29.

Road Impact (1)



Subject: Road Impact
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:03:40 PM
Status:
Color: ■
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Re: Road Impact
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 7/13/2023 2:33:46 PM
Status:
Color: ■
Layer:
Space:

Verbiage added as new plat note 28.

Text Box (1)

comments on sheet
3 and 4 are
repeated

Subject: Text Box
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:56:15 PM
Status:
Color: ■
Layer:
Space:

comments on sheet 3 and 4 are repeated



Subject: Re: Text Box
Page Label: Sheet 4 - As Replatted
Author: eyokom
Date: 7/13/2023 2:51:07 PM
Status:
Color: ■
Layer:
Space:

Repeated comments applying to sheets 3 and 4
have been addressed.